

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510061.0000
A67

RES
2025

sale

2022 ROWE FRED J & KATHRYN	2005-12-23
2023 ROWE FRED J & KATHRYN	2005-12-23
2024 ROWE FRED J & KATHRYN	2005-12-23
2025 ROWE FRED J & KATHRYN L EAST	2005-12-23 MC GUFFEYS 3RD 61 3WD \$49,000

Eff Rate:-	45.44	41.45	40.13	40.08	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	500	500	500	500	500
Acres					
Land100%	2110	2800	2800	2800	2800
Bldg100%				0	
Totl100%	2110t	2800t	2800t	2800t	2800t
Cauv100%					
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%					0
Totl 35%	740t	980t	980t	980t	980t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	30.44	37.12	36.00	35.96	
Sp-Asmnt	6.24	6.93	15.47	15.47	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
849	3	2005-12-23	ROWE FRED J & KATHRYN L	3WD	49000	3000	0
516	3	2003-09-05	HOLBROOK TOMMY R ETAL	3WD	54000	2710	0
201	3	2002-05-02	SMITH KATHIE	3CT *	0	2710	0

Year	Land	Bldg	Total	Net Tax
2021	740	0	740	32.16
2020	740	0	740	32.58

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				
910 COTTONWOOD CONSERVANCY				
514 *MCGUFFEY LIGHTS				

EAST ST

PUB ALLEY

Neighborhood:
Code: 3000
Dwl/Gar/NC% .8700

acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	40.00	150	100	70	70	2800	2800